



2017 Revaluation Property Assessment Notices

What is Property Assessment?

Property taxes are not arbitrarily levied on property owners; they are based on a principle known as "ad valorem", which means people pay taxes based on the value or wealth held in the property they own in any municipality.

Property assessment is not the same as property tax. The City of Meadow Lake uses property assessments as a basis for the fair distribution of taxes among property owners, and simply stated, property assessment is the process of determining a "fair value" for tax purposes.

Fair value is not market value; however, for most types of property it is close to average market values for the municipality or neighbourhood. The calculations used to determine fair value are based on the formulas, rules and regulations set out by Provincial Legislation and the Saskatchewan Assessment Management Association.

Why did I receive a Notice of Assessment for my property this year?

As directed by the provincial government, a province wide revaluation of all properties is to be held every four years. The last revaluation was in 2013, and another one has been held in 2017. This year, every property owner will receive a Notice of Assessment.

How does the revaluation affect my property assessment?

The 2017 revaluation uses property values as at January 1, 2015 as the baseline when determining assessments. The previous assessments were based on values as at January 1, 2011.

Should my assessment be the same amount as if I was to sell my property today?

In most cases, your assessment will not match your property's selling price today since it was calculated to reflect sales values as of January 1, 2015. As well, property sales are affected by many other factors, such as a buyer's interest in a specific property and a seller's willingness to reduce sale prices. Fair value assessments are reflective of the average value, determined by comparing the sales of properties with similar uses and characteristics.

I haven't made any repairs or improvements to my property, yet my assessment went up. Why?

Over time, property values change even if no improvements are made. Many people sell their property for more than they paid for it years earlier. This situation can occur because of fluctuations with general economic conditions like interest rates, inflation or supply and demand.

My assessment increased, does this mean my taxes will go up?

Not necessarily. Taxes are calculated using a formula that divides the total tax dollars needed by the total taxable assessment in the municipality. Even though the assessed value of a property increases dramatically, the taxes may not.

In addition, Council can use tax tools such as base taxes and mill rate adjustment factors, which place less emphasis on assessed values when calculating property taxes. Until Council establishes the tax rate bylaw for 2017, it is impossible to predict what the individual taxes for a property. Since Council has approved an overall tax increase of 2% for 2017, it is likely that most property owners will see a slight increase to their taxes this year.

Tax rates are normally set in May and tax notices mailed out in late May or early June. When setting tax rates, Council will account for the budgeted tax revenue, the changes caused by the revaluation, and their policies regarding distribution of taxes. Council's goal with tax policy is to create a fair and equitable system to pay for services used within the City.

My notice says that my percentage of value increased. What does this mean?

The percentage of value (POV) is set by the Province of Saskatchewan to adjust the amount of the assessed value of assessment that is used as the bases for property taxes. In 2017, the provincial government changed the taxable portion of assessment for residential properties from 70% to 80%. The values for all property types are listed below:

Property Class	Percentage of Value 2016	Percentage of Value 2017
Residential (including Condo)	70%	80%
Residential Multi Family	70%	80%
Commercial & Industrial	100%	100%
Agricultural	55%	55%
Railway and Pipeline	100%	100%
Resource	100%	100%
Non Arable pasture land	40%	45%

This does not directly translate to an increase in property taxes. Council uses a variety of tax tools, including base tax and mill rate adjustment factors, to set tax rates. If an assessment increases, Council can decrease the tax rate applied to that property to end up with a similar property tax amount.

	Assessment	POV	Example - Residential Property Taxable Assessment	Adjusted Mill Rate	Municipal Taxes
2013	250,000	70%	175,000	8.155	\$1,427.13
2017	275,000	80%	220,000	6.487	\$1,427.13

The changes in assessment and percentage of value may have an impact on your school taxes, which are set by the province. The education mill rates will be announced when the provincial budget is released.

Who do I speak to if I have questions about my assessment?

If you have questions about the information contained in you Notice of Assessment or feel your assessment has an error, you should first speak to an assessor. They can explain your assessment to you and describe how they arrived at the value listed. Please **phone City Hall at 306-236-3622** and provide your name, phone number and the Civic Address and Roll Number (shown on the assessment notice) of the property you are calling about, and an assessor will contact you as soon as possible.